
COMMUNITY ENVIRONMENT ELEMENT

OBJECTIVES

On behalf of Scripps Miramar Ranch residents and the greater San Diego community~ this Plan seeks to ENSURE A DESIRABLE, HEALTHFUL AND COMFORTABLE LIVING AND WORKING ENVIRONMENT FOR SCRIPPS MIRAMAR RANCH WHILE PRESERVING THE COMMUNITY'S VALUABLE NATURAL RESOURCES AND AMENITIES. To this end the following objectives have been adopted.

- Encourage types and patterns of development which minimize the problems of air and water pollution, natural fire hazards, soil erosion, siltation, slope instability, flooding and severe hillside cutting and scarring.
- Permit only compatible land uses within and adjacent to recreation areas, open spaces, Carroll Canyon and Miramar Reservoir.
- Encourage preservation of significant natural features of the area, such as Carroll Canyon, and avoid creation of a totally urbanized landscape.
- Minimize visual impacts associated with land uses in and around Carroll Canyon and Miramar Reservoir.
- Encourage gradual replacement of native vegetation with desirable landscaping where appropriate.
- Maximize the utility of open spaces as wildlife habitat by creating contiguous open space systems.
- Preserve the habitats of sensitive and/or critical biological resources.
- Support the reduction or elimination of aircraft and motor noise and potential safety and environmental hazards.
- Encourage the preservation of significant historic and archaeological sites.
- Encourage clean-up, landscaping and beautification of existing developments.
- Minimize visual pollution by controlling location, size, design, maintenance and lighting of outdoor signs.
- Encourage water and energy conservation, water and sewage reclamation and use of natural channels for drainage systems.

PROPOSALS

- Land use should be regulated so that development respects, conserves and enhances the natural environment, especially steeply sloping areas. This proposal can be implemented by Hillside Review (HR) overlay zoning on all slopes in excess of 25 percent, Planned Residential Developments, and M-IP zoning.
- Any archaeological resources should be investigated and documented by a competent archaeologist. These actions are required as a part of the routine processing of all discretionary actions, such as rezonings and tentative maps. Determination of the site's importance will be made during the environmental review process.
- The U.S. Navy should institute a long-range program for controlling and reducing noise emanating from Miramar Naval Air Station. U.S. Navy cooperation in achieving community goals should be solicited.
- Prior to any development, detailed biological surveys should be conducted over the subject property as part of the normal environmental review process. Mitigation of any impacts should follow the recommendations of the City of San Diego Environmental Quality Division. The habitats of sensitive and/or critical biological resources should be preserved wherever practicable.
- Development adjoining the University of California's biological reserve should be sited so as to minimize impacts to the reserve.
- New concepts in housing design should be encouraged in order to conserve water and energy. Cluster development, greater use of patios and container planting, de-emphasis of large turf areas, solar heating and cooling, and improved insulating techniques should be utilized.
- Grading should be followed by construction and landscaping as soon as practicable. Any grading activity undertaken during the rainy season should have adequate safeguards against erosion and damage to adjacent property, as determined by the City Engineer. Reseeding of areas disturbed by grading should take place expediently, provided that sufficient water supply exists in the forms of irrigation and/or rainfall to permit germination. Furthermore, seed mixtures should consist of species with low water requirements. This proposal will require a change in the City's General Services Department and Fire Department policies which require weed removal by developers.
- Runoff containing chemical pollutants should not be permitted to contaminate the public water supply in Miramar Reservoir. Therefore, all runoff carrying contaminants such as fertilizers, pesticides, detergents and petroleum products should drain away from the reservoir into a natural or City-approved drainage system. Enforcement of this protective measure will be assured by the Public Health Department and Regional Water Quality Resources Board during the tentative map process.

- Community identity within Scripps Miramar Ranch should be maintained and enhanced through the preservation and propagation of eucalyptus trees throughout development and open space areas. Development should minimize removal of mature eucalyptus trees by incorporating large lot design and Planned Residential Developments where appropriate. Landscaping in new developments should emphasize the use of eucalyptus species listed in **Appendix B**. When eucalyptus trees are desired in open space areas already covered with native vegetation, seedlings should be planted among the existing vegetation. As the seedlings mature, they will gradually displace the underlying chaparral association. This gradual transition will permit the relocation of wildlife and prevent the erosional impacts associated with large-scale removal of vegetation.
- A variety of eucalyptus species should be used in landscaping.
- Replacement of native vegetation with eucalyptus trees should not occur within the open space adjoining the reservoir or in open spaces including sensitive and/or critical biological species, including the major canyon at the northeast end of the Ranch which leads into the Peñasquitos Creek open space system.
- Development of areas within the horizon line of Miramar Reservoir should minimize the visual impacts of grading, structures and landscaping. Sensitive treatment in these areas can be accomplished by a variety of measures discussed in the **Design Element** of this Plan.
- All new homes, both attached and detached, within the 60 dB CNEL noise contour for NAS Miramar should be insulated to meet the California Noise Insulation Standards (CAC, Title 25).
- Codes, covenants and restrictions (CC&Rs) for all new development in the planning area should prohibit outside aerial antennae.
- Floodplain Fringe Overlay zoning should be applied to land within Carroll Canyon where appropriate.